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02/08/24

Accrual Basis

**Blitman Saratoga, LLC**

**Balance Sheet**

As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
M&T Checking 3440	210,821.05
Total Checking/Savings	210,821.05
Other Current Assets	
Infrastructure Escrow	25,392.77
Mechanics Lien Escrow	8,325.50
Preconfirmation Escrow	600,000.00
Total Other Current Assets	633,718.27
Total Current Assets	844,539.32
Other Assets	
Deferred Construction Costs	
11 Jane Street	5,596.40
6 Katie Lane	183,865.21
8 Katie Lane	118,100.37
9 Jane Street	187,614.52
Deferred Construction Costs - Other	888,844.26
Total Deferred Construction Costs	1,384,020.76
Escrow-Attorney Account	31,100.00
Hard Site and Gen Cond	4,307,254.61
Land	415,561.90
Nat Grid Electric Deposit 6&7	87,611.64
Nat Grid Gas Deposit 6&7	75,050.92
Soft Costs	
HOA Fees	268.80
Interest Expense	344,472.03
Management Fees	17,255.73
Office Expense	13,430.86
Property Taxes	155,074.53
Water & Sewer	3,351.85
Soft Costs - Other	1,766,016.40
Total Soft Costs	2,299,870.20
Step Basis Adjustment	102,459.00
Total Other Assets	8,702,929.03
<b>TOTAL ASSETS</b>	<b>9,547,468.35</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses-New	661,400.00
Accrued Property Taxes-New	161,573.74
Total Other Current Liabilities	822,973.74
Total Current Liabilities	822,973.74
Long Term Liabilities	
Accrued Interest-Saratoga Fund	250,550.72
Due to GB LP- Exit Financing	300,000.00
Due to Goren Brothers	3,300,000.00
Due to Goren Brothers LP	40,191.32
Due to Goren Cousins LLC	1,700,000.00
Due to Saratoga Funding	2,479,751.39
Due to SV	563,667.00
Purchasers Deposits-Base Cont	81,100.00

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Accrual Basis

**Blitman Saratoga, LLC**

**Balance Sheet**

**As of December 31, 2023**

	Dec 31, 23
Total Long Term Liabilities	8,715,260.43
Total Liabilities	9,538,234.17
Equity	
Capital-GB	-178,704.71
Capital-GSP	-95,427.01
Capital-HNB	852,128.65
Capital-SV	-79,675.93
Capital-TPK	-56,031.69
Net Income	-433,055.13
Total Equity	9,234.18
TOTAL LIABILITIES & EQUITY	9,547,468.35